

The regular meeting of the Town Assembly of the Village of Arden was held on September 26, 1977 with Chairman, Thomas E. Colgan, presiding.

As required by Senate Bill No. 256 the following is the list of the attenders at this meeting:

Mary Morley	Stanley Shames	Meg Daly
Mildred A. Gavas	W. R. Broadbent	Thomas E. Colgan
Lizzie Broadbent	Lily Herzog	Frank Herzog
Mabel Freeman	Bertha W. Brooks	Donald E. Plorde
Joseph Naff	Anna Naff	Irene R. Heymann
Beatrice Jaffe	Frank Akutowicz	Henry Aughey
Penny Payne	Carolyn Liberman	Pat Renzetti
Burt Passanante	Arlene Davis	Cy Liberman
W.E. Davis	Michael K. Curtis	Harvey H. Neal
Virginia Shaw	Eugene Shaw	Ruth Shaw
Gail Rinehart	Bill Morley	Ethel Monfort
Joan Colgan	Harold Monfort	Diane Kershaw
Wayne Kershaw	Donald Harding	Kathleen W. Worth
June Kleban	Molca Budin	Deborah Colgan
Beatrice Phillips	Amy Gier-Non voter	Joan W. Colgan
Terry C. Hufford	Pete duPont-visitor	Aaron S. Hamburger
Carl Von Dreele	Helen Von Dreele	Sally Hamburger
Paul Thompson	Arlene Bindloss	Alice Bricker-Barron
Dora Johnson	Marjorie Laskey	H. Roberts
J. R. Watson-nonevoter	Rae Gerstine	Nancy Hajar
Elvie Grimaldi	Thomas Stapleford	Miriam Donovan
Tim Snyder	Pam Gilpatrick	W. C. Press
Jane B. Aughey	Elizabeth Knott	Lucretia Harding

A motion was made and passed unanimously to suspend the order of business to permit Governor Pierre S. duPont to address the meeting..

Governor duPont expressed pleasure at being invited to meet with the Town Assembly. He felt that Arden is one of the last bastions of free governments. He felt that there is an acceleration in lack of faith in established government because of the criticism of the press, but he felt that all need constructive criticism. All elected officials have not lived up to the ethics of government and he hopes to improve this by merit selection of judges and qualification on merit of other officials.

Land use planning has been a problem because there there has been no coordination working on planning problems. State-wide land use will pass legislature, and it is hoped most of our wet lands will be saved.

Governor duPont does not feel that busing is a correct way to achieve desegregation in the schools.

He felt that long-term energy supply is very bleak and that although conservation is important, but a better means of production is necessary.

The Town Assembly thanked the Governor for his interest in attending our meeting.

The minutes of the June 27 and the August 4 special Town Assembly were approved as circulated.

Mr. Cy Liberman reported for the Trustees. The financial report was circulated and a copy is on file. Previously it has been difficult to obtain loans on houses through the Veterans Administration. Now the V.A. has agreed that it will provide mortgage loan assistance in Arden.

The Trustees will be payingschool and county taxes soon. The Trustee have written to two leaseholder stating that their rear boundaries are encroaching on the Arden forest and requesting that they correct this situation.

No report from Board of Assessors or the Auditing Committee.

The Budget Committee presented the following budget:

Income: Land Rent, \$111,000, Yearly Payment Street Aid \$2,100, Interest on Reserve Funds \$5,000. Other Income \$1,000. Total: \$119,100.

Taxes and Administrative Expenses (Notel) Sewer assessment--, County taxes \$20,168, School Taxes \$48,706., Administrative Expenses \$4,400. Total \$74,374. Potential Sewer Assessment(Note 4) \$15,000. Total \$89,374.

Amount available for budgeting. Roads (2,3) \$10,000., Commons and Forest, (2) \$7,500., Assembly Secretary salary \$1,450. Salary Village Treasurer \$280. Special Arden Clean-up \$700., Registration Committee \$1,200., Rental of Gild Hall-\$300. Donation, Claymont Fire Co. \$250, Donation to A.C.R.A. \$275. Buzz Ware Village Center \$500., Safety Committee \$500., Contingencies\$1,000. Total Budgeted Expenses \$23,955. Balance \$5,771.

Note 1. Budget Committee shall review actual and anticipated receipts and expenditures prior to each Town Assembly. If any single expenditure item or the total of all such items is expected to deviate by \$1,000. from the budget because of an unanticipated emergency expenditure or lower income, other items shall be revised as necessary to ensure that total expenditures do not exceed receipts. The revised budget showing new and old figures shall be submitted in writing to the Town Assembly for approval by a two-thirds vote at a regular or special meeting.

Note 2. These two two expenses may be interchangeable at the discretion of the Civic Committee and any funds not expended can be carried over to the following year.

Note 3. Aggregate funds for Roads provided from the following:

Municipal Street Aid Funds	\$7,500.
Revenue Sharing Fund	2,500.
General Fund as above	10,000.
	<u>20,000.</u>

Note 4. Current county tax bill excludes any sewer assessment. However, our information from county officials indicates there is a possibility for this obligation at some future date. Should this obligation be eliminated, it is the intention of the town to use these funds for trash collection purposes and, therefore, this sum of \$15,000 would not revert to reserve funds.

On motion the Budget was approved as presented for referendum.

Civic Committee report presented by Reese Davis: Two meeting have been held since the June Town Assembly. Much of the Committee activity has been concerned with the filing of an application for federal funds under the Capital Development and Investment Program. A proposal for storm drainage of Walnut Lane and Lower Lane together with rebuilding of Meadow Lane was approved at a special Town Assembly on August 4 and submitted to County authorities. We have not had a shortage of suggestions from the townspeople how to proceed with this work, however, we plan to do no further planning until we receive an approval from the appropriate authorities.

The Committee met with the Secretary of the Community Planning

Committee to discuss various requests and proposal made by that committee.

Several dead trees have been removed from the town forests and greens and several more are scheduled for removal.

Road repairing is proceeding on schedule and should be done soon.

The report of the Civic Committee was accepted.

Henry and Jane Aughey asked that they could address the meeting to say goodbye to the Arden folks with whom they had been associated for so many years. Arden folks are sorry to see the Augheys leave because they have shared in so many of the communities activities, but we all wished them happiness in Florida.

The Community Planning Committee offered the following resolution:

"Whereas regular use of the Philadelphia Airport by the supersonic Concorde for transatlantic service has been proposed by a Philadelphia official, and,

Whereas certain Federal officials have seen fit to bless this use of Philadelphia and certain other airports and

Whereas the serious problems of such an airplane with regard to noise and air pollution are well known and

Whereas the construction of such a vehicle was abandoned by previous Federal officials in part because of such problems,

Be it resolved by unanimous vote of a quorum of the September 26, 1977 Town Assembly of the Village of Arden that such use of the Philadelphia Airport is grievously contrary to the best interest of the residents of Arden as well as thousands of other citizens already subjected to serious airplane noise levels regularly generated in the air approach and departure routes of the Philadelphia Airport.

Be it further resolved that a copy of this resolution be sent to all appropriate officials and news outlets.

The resolution was accepted unanimously.

The Registration Committee report was presented by Sarah Hamburger. There are 417 registered voter eligible for this meeting. The committee met on September 22 and appointed an Agency Records Officer as requested by the Delaware Secretary of State. Virginia Shaw will assume these duties and attend a special orientation meeting in Dover.

The committee has purchased a locked, fire proof, legal size, four drawer file cabinet second hand for \$385. It will be placed in the Buzz Ware Village Center. We will be calling in all non-current(older than 2 years) committee records. Committee chairpersonsshould contact Sarah Hamburger,

There will be three custodians of the keys: Chairman of the Town Assembly
Secretary of the Town Assembly
Chairperson of the Registratio
Committee

Safety Committee report by Thomas Stapleford. The committee requests volunteers patrol during the Halloween weekend to cut down on vandalism. There had been some trouble on the Green with the shooting of fireworks. Arden has been troubled with a series of robberies again and residents are requested to be on the alert. The tool to mark your possessions with an identifying number can be gotten from Nancy Hajar. The report accepted.

Buzz Ware Village Center Committee reported they have having contract negotiations meetings with the Board of the Wilmington Montessori Association. To date there have been no major disagreements and it is expected that an agreed upon contract will be presented to the January Town Assembly. They are hoping to revive the Christmas emporium. Anyone interested should get in touch with Andrew Foote. The playground equipment has been repaired and painted. The report was accepted.

No report from the Advisory Committee, School Board, Delaware League of Local Governments, Brandywine Council of Civic Associations.

Old Business:

Michael Curtis and Carl VonDreele had been appointed by Thomas Colgan to evaluate the New Castle County County assessment of Arden leaseholds. Because their views differed greatly they presented separate reports.

Mr. Von Dreele studied detailed list of County valuations and prepared a chart of value vs. area and plotted the position of each Arden lot by size and county value. This chart consists of a series of points, somewhat scattered, with a definite trend to relatively lower values for the larger sized lots. This trend and the scattering of the points indicates that factors other than size were taken into consideration. The points in the various size ranges reflect a considerable spread of land values. However, there are no instances of extreme valuation which might indicate errors that should be followed up."

Mr. Curtis reports "The County Assessor's office believed the leaseholds of Arden were worth a total of \$1,646,100 in 1970. That same year the Arden Board of Assessors believed the leaseholds of Arden were worth \$942,674. Although the County assessment contained several properties which were significantly higher assessed than the average of \$19,000 an acre, this was offset by approximately the same number of properties that were assessed below the County average. However, in the aggregate, there still remains a difference of \$703,425 in the assessments.

If this difference in land values can be substantiated by the Town, the tax savings would be great."

The following motion was made by Burt Passanante and seconded by Donald Plorde to change the rate structure and domicile rule for the Assessment for the year March 25, 1978-1979.

1 Base rate: \$27.33 per 1000 sq. ft.
The rate was obtained by dividing this year's rent total-\$110,873.75 by total leasehold square feet plus the factors added to the base by the proposed "domicile rule" and/or the other factors.

2. It is proposed that the "domicile rule" be changed to read:

"The rent for any lot which, for the purpose of producing income, contains more than one domicile in the form of separate dwellings or apartment, shall be equal to the base rent plus 15% of the base rent for each domicile over one domicile, plus any of the factors pertinent to each leasehold."

Factors to be added to the base rent are as follows: 1,2,3, 4.:no change. No change to factors for leaseholds partially adjacent to orfronting on.

3. This rate structure would produce the same amount of rental income as the amount inherent in the Board of Assessors plan.

Under the current rate structure which the Assessors wish to continue next year, 117 leaseholders are paying more rent than they should to ease the burden of 73 leaseholders who have the larger lots, and are paying less than they should.

Carl VonDreele said he had made an extensive study that refuted some of Mr. Passanante's figures.. He stated that "Under the rate system of the Arden Board of Assessors, a valuation for each lot can be computed by dividing the land rent by 6%. This only a rough approximation because it is only using two factors of land value-1-position on a sliding scale of base values, and 2-proximity to parkland areas. It is not appropriate to compare these computed valued with county values on a lot by lot basis. It is however useful to use for making reasonable grouping. These grouping have the effect of averaging both sets of data, thus tempering extremes within the group.

Carl VonDreele says we have 17 lots above 35M square feet, middle-sized are lots ranging from 25 M to 35 M square feet. They pay \$41,000 in land rent out of total of \$111,0000 for all lots.

The Assessors value for the 17 large lots is \$351,600 while the county's value is \$235,500. The 24 Middle sized are valued at \$335,800 by the Assessors and \$266,000 by the County.

For the smaller lots the Assessors' value is \$1,145,100 and county's is \$1,104,600.

Mr. VonDreele contends that smaller leaseholders are paying just about the same as they would if their rent were based on county land values, but large leaseholders are paying substantially more rent than under county values.

Motion 1 vote was as follows: Aye 19 Nay 28 Motion was defeated.

The following were nominated to serve as Assessors: Bert Passanante, Donald Florde, Carl VonDreele, Clyde Davis, John Grimaldi, Frank Herzog, George Mercer, Eugene Shaw, Charlotte Shedd, Paul Thompson, Warren Davis, Harold Monfort, John Hewlett, Miriam Donovan, William Press

The following motion was proposed by Stanley Shames and Donald Florde: "I move that the Village of Arden post "Stop Signs" on Sherwood Road at the intersections of Hillside Road and Lovers Lane."

A motion #2 to table the motion until studied by the Safety Committee was made by Aaron Hamburger and Hugh Roberts. The table motion carried 25 Ayes, 2 Nays.

The meeting on motion adjourned.

Respectfully Submitted, *Mary Morley* Mary Morley, Secretary